

MODIFICATION APPLICATION
DA to be modified : N0022/16

25st November 2016

Address : 1156 Barrenjoey Rd, Palm Beach
Owners : Richard Benn
Applicant : Andrew Benn (Benn + Penna Architects)

STATEMENT OF MODIFICATION

Approval is requested for minor modifications to DA number N0022/16 at 1156 Barrenjoey Road, Palm Beach

A list of all the applications corresponding documents is as follows,

- 1501-P-00 , 1501-P-03 , 1501-P-04 , 1501-P-05 , 1501-P-06 , 1501-P-07 , 1501-P-08 , 1501-P-09
- Notification plans
- Basix Certificate
- Inclinator Details (by P.R. King & Sons)

A summary of the proposed modified works is as follows,

- 1) An inclinator
- 2) Minor realignment to southern wall of proposed residence
- 3) Minor modifications to window designs of proposed residence

1) INCLINATOR

The proposed works are located to the north of the DA approved new residence and extend alongside the existing stairs, connecting the garage to the terrace. The works are proposed because of the significant level change between the garage and house (41 steps) - making access for the elderly owner, Richard Benn, difficult and dangerous.

The works are to be undertaken by a suitably qualified local installer such as P.R.King & Sons (as shown in the attached flier). Further details of the inclinator are as follows,

- Vertical level change between landings = 7.27m (41 steps)
- Average gradient = 30 degrees (approximately)
- Rail length = 12m (approximately)
- Constructed from corrosion resistant paint finished steel – suitable for marine environments
- Colour : dark grey
- Access to the lower landing is via a new gate into the existing balustrade
- Access to the upper landing is via a new steel landing constructed alongside the existing terrace
- Proposed foundations are to be steel posts set into the ground and offset to northern side of the rail
- Steel foundation posts are to be located intermittently to avoid any substantial removal of vegetation



location of proposed inclinator rail shown red

REALIGNMENT OF SOUTHERN WALL

The proposed works involve the minor realignment of the proposed buildings southern wall. The modifications are subtle but most noticeable in the southern wall of the level 1 bedroom – whereby the wall has been realigned parallel to the southern boundary. By aligning the level 1 wall parallel to the boundary it will then become aligned parallel with the ground floor wall directly below.

Further details of the modification are as follows,

- It is not proposed to move the wall any closer than the previously approved 2.7m offset to the southern boundary.
- The modifications will not alter the buildings outline of the southern elevation (the elevation viewed by neighbours at 60 Palm Beach Road)
- The modifications will partially alter the western elevation (the Pittwater elevation), although only noticeably in the rear south-east corner (the corner furthest from Pittwater)
- The 1m offset to the eastern boundary alongside 1158 Barrenjoey Road is maintained
- There will be no obstruction of views to the southern neighbours at 60 Palm Beach Road
- There will be very minor obstruction of views to 1158 Barrenjoey Road, although only partially to the corner of one window at the lower level of the building. This minor obstruction is considered reasonable given the proposed new residence otherwise entirely maintains the views of all west facing windows at 1158 Barrenjoey Road (as depicted in the western elevation)

WINDOW REDESIGN

There are various minor alterations to the window design, the most significant of these being the windows to the eastern elevation. These however each remain below the line of the adjacent cliff-face and will be entirely unnoticeable from the public domain. Being below the cliff-line they will also have no impact on the privacy of 1158 Barrenjoey Road.

More minor modifications are proposed to the windows on the southern elevation, including the slight enlargement of one window and the introduction of the new window. The enlarged window is proposed with a fixed privacy screen to avoid any impact to the privacy of 60 Palm Beach Road, whilst the new window is very modest in size and located closest to the cliff-face and behind the existing fig tree – so its impact to the privacy of 60 Palm Beach Road will be negligible.

Yours sincerely
Andrew Benn



INCLINATOR™

P.R.KING & SONS PTY LTD

FAMILY OWNED SINCE 1922

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FAMILY OWNED SINCE 1922

With nearly 100 years of experience in the lift industry,
P. R. King & Sons are experts in design, manufacture and installation.

Our dedicated team will be with you
every step of the way, from purchase
and installation to after sales support.



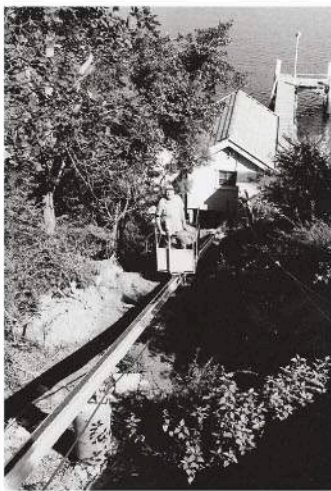
P. R. King & Sons Marrickville offices and
showroom. 1960's



One of the first
Inclinator's. 1955



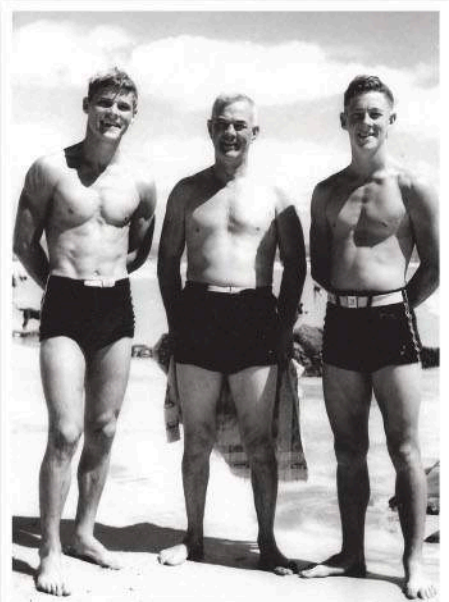
Window cleaning hoist, Sydney CBD.
1960's



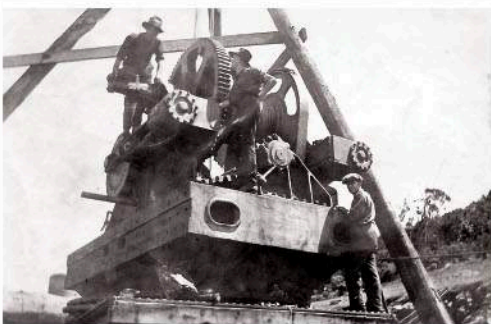
'Inclinator'. 1960's



'Wecolator' stair lift. 1980's



Percy Robert King and his two sons,
Lindsay (L) and Alex (R)



Winch for snowy scheme. 1950's

Our Pledge to You

At P. R. King & Sons, our customers
are at the centre of everything we do.

We are committed to providing you with a lift of the
highest quality, backed up by first class customer service.

SINGLE RAIL INCLINATOR™

In 1954 P. R. King & Sons Pty Ltd introduced a new concept in luxury living with the "Inclinor" inclined lift. Designed to eliminate the constant climbing of steps for homes built on sites with a steep access.

"Inclinor" is the registered trade name of P. R. King & Sons range of inclined passenger lifts. All the lifts are built in Australia to the Australian Standard AS1735 Part 8 and have been approved by all Lift Authorities in Australia.

The fame of the "Inclinor" has spread far and wide with units installed in places such as Fiji, Hong Kong, South America, Bali, Israel, Philippines, UK, Canada, USA and in most Australian states.



APPLICATION

Capable of carrying up to 4 passengers or 272kg's, the single rail "Inclinor" is the perfect solution to eliminate the stairs for either a commercial or residential application.

Each "Inclinor" is custom made to suit the end user's requirements with many options available to ensure that your "Inclinor" compliments your home or unit perfectly.

Push button controls from each landing and in the car combined with a variable speed drive gives the "Inclinor" a smooth ride with easy operation. It can be stopped and reversed as desired with the empty car able to be called or sent from one level to another.

SAFETY

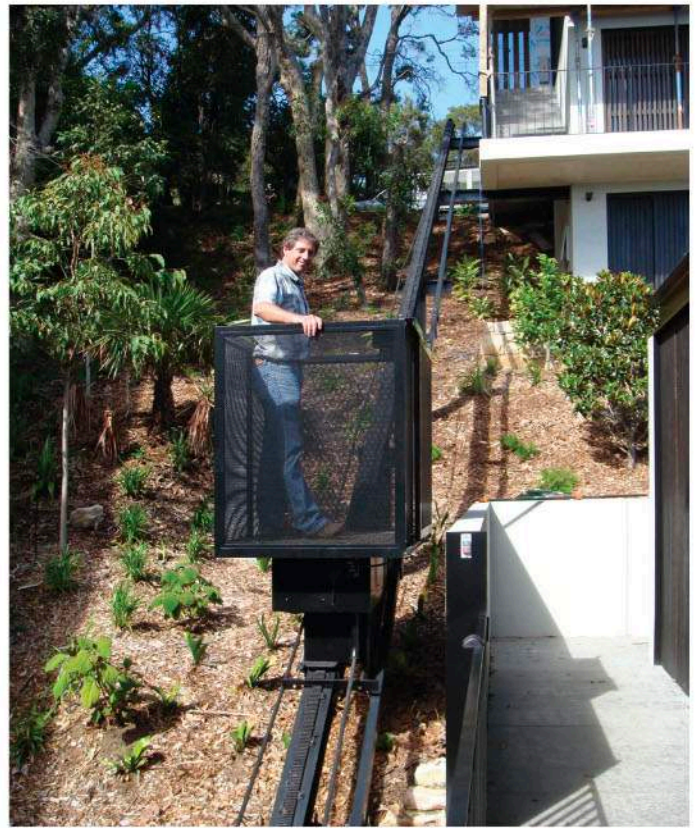
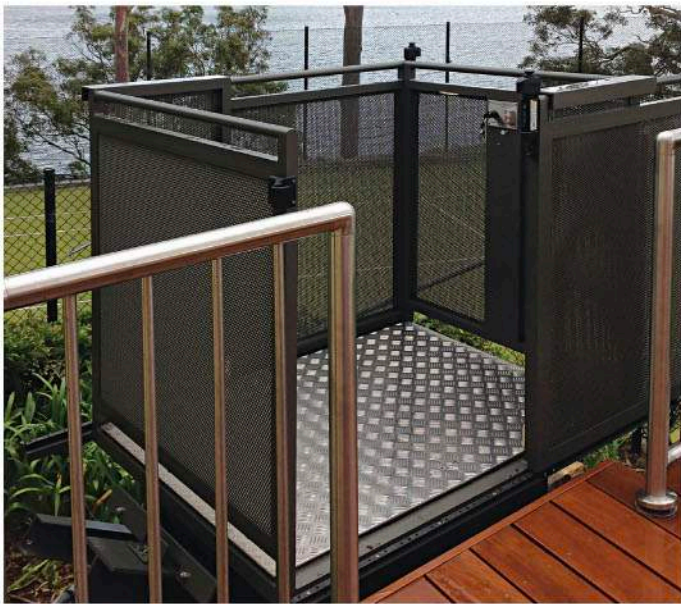
The "Inclinor" car is strongly built and travels on a treated steel rail supported on concrete foundations. The car moves on wheels which run between the upper and lower flanges of the racked rail. The main drive gear is in constant mesh with the rack and there is absolutely no danger of the car sliding down the rail.

Safety devices, including a brake motor, a patented automatic overspeed governor and combined safety gear are fitted to make this impossible.

OUTRIGGER RAIL INCLINATOR™

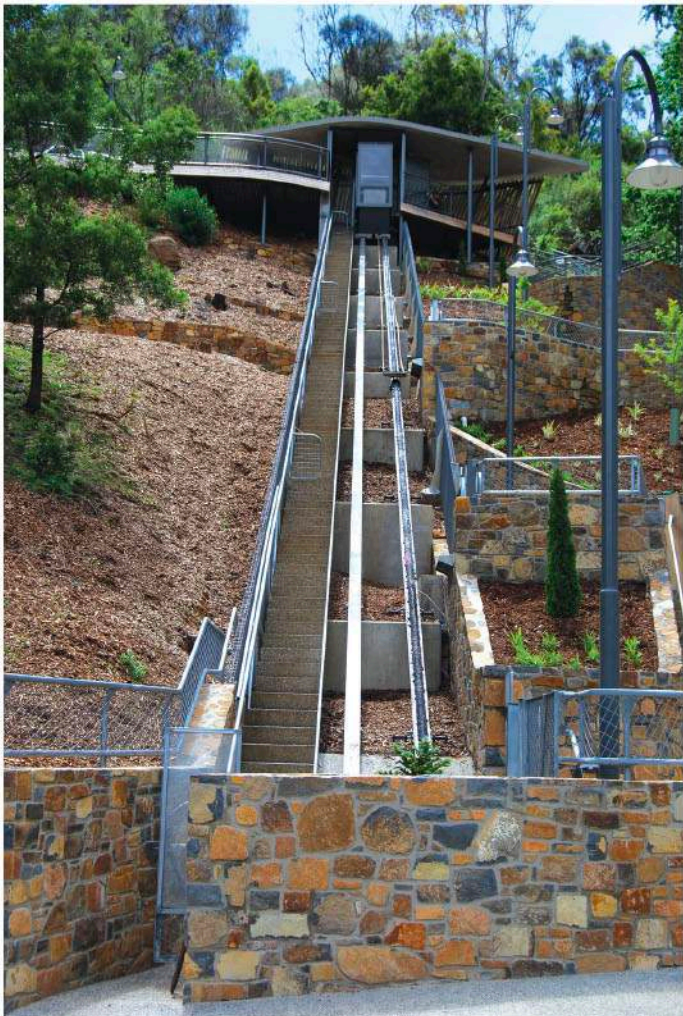
Developed in 2006 to allow for wider platform sizes with increased stability achieved through the addition of an 'outrigger' C-channel rail running parallel to the main I-beam rail. The outrigger rail Inclinator™ is a unique product ideal for residential and commercial applications.

The outrigger Inclinator™ is ideal for solving access issues up to and including 120 metres and up to 45 degrees in inclination. The outrigger rail Inclinator™ is available in both 2 and 4 passenger models with platform sizes up to 1000mm in width and 1300mm in length.



TWIN RAIL INCLINATOR™

Capable of carrying up to 10 passengers or 680kg's, the twin rail "Inclinator" takes inclined travel to a new level. Travelling on twin steel 'I-beams' to manage the increased load, the twin rail "Inclinator" is the perfect solution for commercial or residential applications requiring a higher level of carriage customisation, load carrying capacity and true wheelchair access.



BUILDER'S PLATFORM

If you plan to build on a steep site, ask your architect for an estimate of what you could possibly save in material handling costs by installing an "Inclinators". This unit can be fitted with a materials only platform to help with carrying loads up to 272kg's.

When the building work is finished, your normal passenger platform can be fitted.



SERVICE AFTER INSTALLATION

P. R. King and Sons offer a comprehensive range of after sales servicing for all our customers. No matter what type of "Inclinators" you have we will ensure that it is running faultlessly. Indeed, some of our Inclinator's are still running after 50 years of reliable service, our lifts are built to stand the test of time.

If you are the proud owner of any of our range of lifts we can offer varying levels of service agreements depending upon your needs. It is a Work Health and Safety 2011

requirement that any lift installed in Australia be serviced in accordance with manufacturer's recommended service intervals by a qualified lift technician and we are happy to help you with this. We also offer an after hour service for all of our lifts, should the need arise.

Please contact your nearest P. R. King & Sons office to see how we can help you get the longest trouble free life out of your lift.

OPTIONS AND CUSTOMISATION



Half-cab with folding seat, curved edges in colour mist green with clear acrylic side infill panels



Half-cab with curved edges and perforated aluminium side infill panels in colour black



Full cab with tinted Perspex dome roof, electrically interlocked manual sliding door and perforated aluminium side infill panels in colour woodlands grey



Stainless steel landing control post



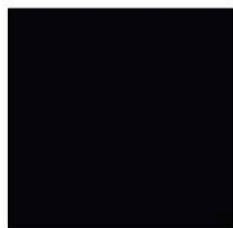
Half-cab with electrically interlocked manual sliding door and perforated aluminium side infill panels in colour charcoal



Change in rail gradient available to a maximum of 8 degrees over total length of travel

COLOUR SELECTION

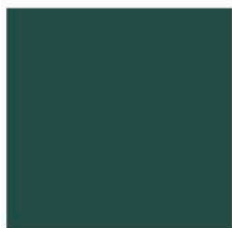
Offered in 5 colours, or can be customised to your specifications.



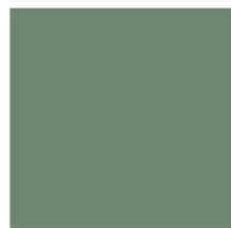
Black



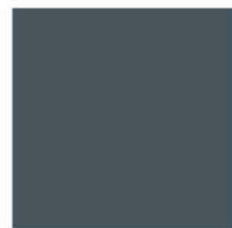
Charcoal



Dark Green

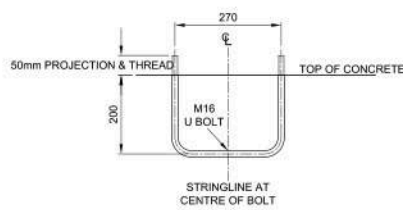


Mist Green



Woodlands Grey

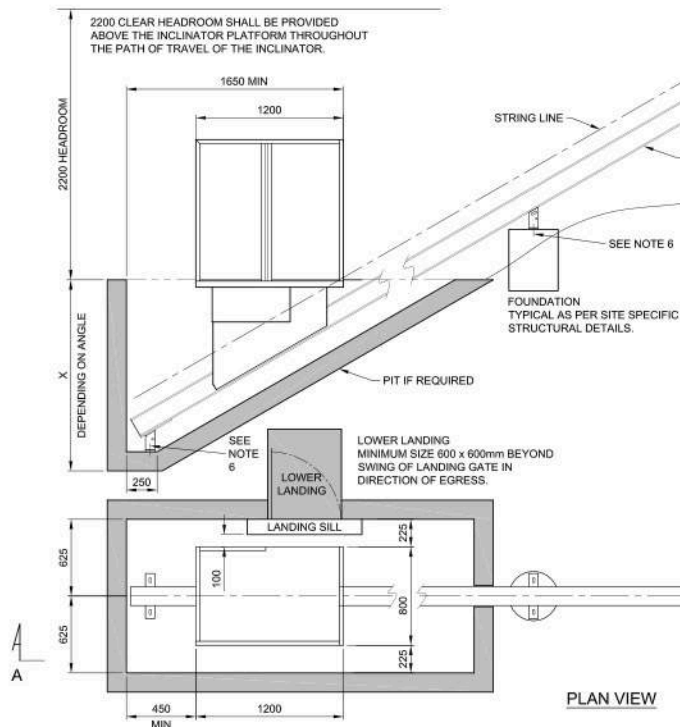
TECHNICAL INFORMATION - SINGLE RAIL INCLINATOR™



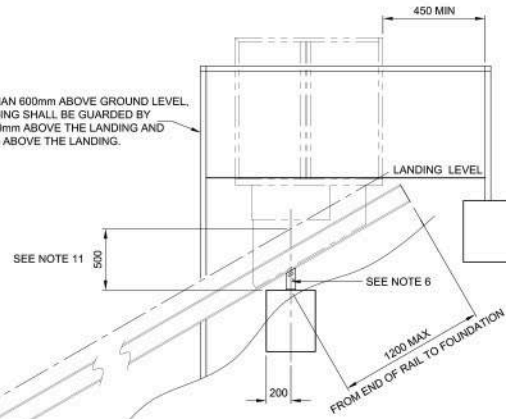
FOUNDATION BOLT DETAIL

U-BOLT TO BE LOCATED CENTRE OF FOUNDATION AND STRINGLINE IN ACCORDANCE WITH STRUCTURAL ENGINEERS SITE SPECIFIC DETAILS.

WHERE A LANDING IS NOT LESS THAN 600mm ABOVE GROUND LEVEL, THE OUTSIDE EDGES OF THE LANDING SHALL BE GUARDED BY HANDRAILS BETWEEN 1050 TO 1200mm ABOVE THE LANDING AND MID RAILS BETWEEN 450 TO 600mm ABOVE THE LANDING.



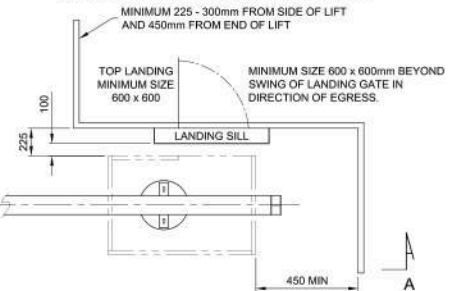
PLAN VIEW



SECTION A-A

MAXIMUM DISTANCE BETWEEN FOUNDATIONS TO BE 4500mm ON THE INCLINE

WHERE A LANDING IS NOT LESS THAN 600mm ABOVE GROUND LEVEL, THE OUTSIDE EDGES OF THE LANDING SHALL BE GUARDED BY HANDRAILS BETWEEN 1050 TO 1200mm ABOVE THE LANDING AND MID RAILS BETWEEN 450 TO 600mm ABOVE THE LANDING.



All dimensions given are in millimetres.

	INCLINATOR™ - SINGLE RAIL	INCLINATOR™ - TWIN RAIL
Rail	150 uc 37.2 with sg iron rack bolted to the top flange	Twin 150 uc 37.2 at 700mm centres with cast iron rack welded to the top flange of one rail
Cable	12 core neoprene sheathed trailing cable with a kevlar core	24 core neoprene sheathed trailing cable with a kevlar core
Rated speed	0.4 metres per second	0.4 metres per second
Safety	All units are fitted with a brake motor and an overspeed governor that activates if speed reaches 125% of rated speed	All units are fitted with a brake motor and an overspeed governor that activates if speed reaches 125% of rated speed
Maximum passengers	4	10
Rated load (kg)	272	680
Maximum angle (degrees)	45	45
Minimum angle (degrees)	14	14
Travel type	Inclined	Inclined
Power supply	Dedicated 240V single phase	Dedicated 415V 3 phase
Drive motor rating (kW)	2.2	5.5
Drive type	Rack & pinion with variable speed controller	Rack & pinion with variable speed controller
Platform size (mm)	1200 (long) x 800 (wide)	1800 (long) x 1200 (wide)
Achievable grade change	8 degrees over total length	N/A
Code compliance	AS1735 Part 8	AS1735 Part 8

INCLINATOR™

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